



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning & Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING & DEVELOPMENT**

Application Number: 2304188
Applicant Name: Brittani Ard for Nate Thompson
Address of Proposal: 712 Warren Avenue North

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use from an existing two unit residential structure to a 3-unit apartment. No change in parking is proposed.

The following approval is required:

Administrative Conditional Use - to allow expansion of a single purpose residential structure (3-unit apartment) in a Neighborhood Commercial-3 zone, with 40-ft. allowed height limit (NC3-40).
Chapter 23.47.004 E, Seattle Municipal Code.

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition
 or involving another agency with jurisdiction

BACKGROUND DATA

Site Description

The subject 2,801 sq. ft. property is a split zoned lot (Neighborhood Commercial-3, with a 40 ft. height limit (NC3-40) and Lowrise 3 (L-3)) and is located on the east side of Warren Avenue North, two blocks east of Queen Anne Avenue North. The site is developed with a two-unit residential structure.

Zoning and Development in the Vicinity

The surrounding zoning to the north is L-3 and development consists of single family and multifamily structures. The zoning changes to NC3-40 in the middle of this parcel and continues to the south where commercial business operate along Roy Street with the exception of a large multifamily structure on the northwest corner of Warren Avenue North and Roy Street.

Current Proposal

The applicant proposes to change the use of an existing two unit residential structure to 3-unit apartment building. No exterior alterations or additional parking is proposed.

Public Comment

No public comment letter were received during the Master Use Permit comment period, which ended August 6, 2003.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

Section 23.47.006B4 contains criteria for permitting single purpose residential uses in commercial zones other than Commercial 2 zones. The following includes each code section and an analysis of the project's relation to each: "In order to conserve the limited amount of commercially zoned land for commercial use, single-purpose residential structures shall generally not be allowed in commercial zones. Single purpose residential structures as provided for in Section 23.47.006.B4 may be permitted in NC1, NC2, NC3 and C1 zones as an administrative conditional use only if the following circumstances exist:

- a. Due to location or parcel size, the proposed site is not suited for commercial development; or*
- b. There is substantial excess supply of land available for commercial use near the proposed site, evidenced by such conditions as a lack of commercial activity in existing commercial structures for a sustained period, commercial structures in disrepair, and vacant or underused commercially zoned land; provided that single-purpose residential development shall not interrupt an established commercial street front. As used in this subsection, an "established commercial street front" may be intersected by streets or alleys, and some lots with no current commercial use.*

The site is split zoned with the south half of the parcel zoned Neighborhood Commercial-3 with a 40 ft. height limit and the north half zoned Lowrise 3 (multifamily residential zone). The small parcel size, the location of the Neighborhood Commercial zone on this parcel and existing residential uses within the existing structure would make commercial use undesirable and difficult for this site. Therefore, the proposed site and the existing two-unit residential structure are not suited to commercial development. Residential development on the subject site, partially zoned NC3-40, would not materially affect the viability of the existing and future commercial development in the vicinity as the trend for commercial development is mostly along Roy Street.

Thus, the proposal satisfies the criteria for adding a unit to an existing single-purpose residential structure.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The proposed action is **GRANTED**.

CONDITIONS-ADMINISTRATIVE CONDITIONAL USE

None.

Signature: (signature on file) Date: November 3, 2003
Lori Swallow, Land Use Planner
Department of Planning and Development

LS:rgc
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